

**633 Main Street
Canmore, Alberta**

MLS # A2257545



\$139,900

Division: Town Centre_Canmore

Type: Business

Bus. Type: Food & Beverage

Sale/Lease: For Lease

Bldg. Name: Spirit House

Bus. Name: -

Size: 915 sq.ft.

Zoning: TC

Heating: Forced Air

Floors: -

Roof: Asphalt Shingle

Exterior: Wood Frame, Wood Siding

Water: -

Sewer: -

Inclusions: See Schedule A for full list of inclusions

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.15 Acre

Lot Feat: Back Lane, Level, Open Lot, Private, See Remarks

Food truck + yard venue on Main Street Canmore - this offering is for an assignment of leasehold interest and business assets which includes a 32-ft 2014 food truck trailer (converted 2017), yard improvements, and TWO existing sub-tenant agreements. The truck features an amazing, fully loaded commercial kitchen, complete with 10-ft hood, a flat-top grill with oven below, two large gas burners, a six-burner grated grill, two deep fryers with four baskets, plus ample refrigeration, prep, storage, and working space to support a variety of culinary delights and/or artists. Situated on a 6,587sf lot, the outdoor yard is tucked behind the original 915sf, 1910 cabin with both front street and shared washroom and backyard access. The yard is set for gathering, dining, and events with two commercial pergolas, a stage, and multiple seating areas. The yard offers a seasonal multi-pad layout for the food truck, one existing sea can sub-tenant (confirmed and wanting to stay), and an existing retail tenant in the original 1910 cabin. The cabin provides shared access for all tenants to the three new washrooms with access ramp, via the yard. The second sea can operating as a licensed bar (un-tenanted) could be included. Absolute net lease at \$3,315/mo + gst; property taxes approx. \$1,000/mo. (less rent from two subtenants). Leasehold to Dec 31, 2028; assignment subject to landlord approval.